



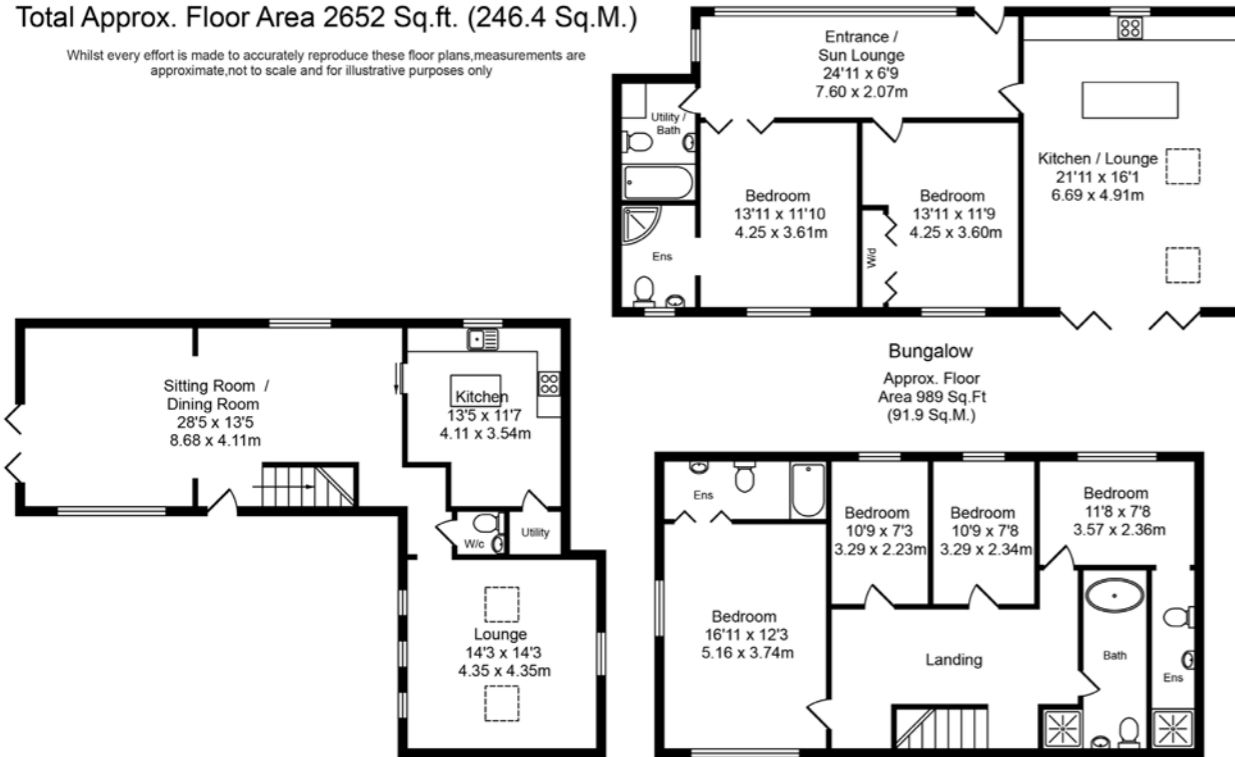
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Southport: 01704 778668

ARNOLD & PHILLIPS
ESTATE AGENTS

Total Approx. Floor Area 2652 Sq.ft. (246.4 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Tenure: We are advised by our client that the property is Freehold
Council Tax Band: E

Every care has been taken with the preparation of these property details but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. These property details do not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.



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BARN CONVERSION WITH SEPARATE DETACHED BUNGALOW

Resting along a quiet country lane amongst a small hamlet of former barn and farm buildings and sited in this beautiful and most desirable rural location is this majestic barn conversion with a separate detached self-contained bungalow.

Both homes have been the subject of a comprehensive programme of renovation and have a simply stunning interiors which cannot fail to impress even the most fastidious of purchasers, with only the highest quality fixtures and fittings utilised throughout in our client's pursuit of excellence. Blessed with an impressive floor plan the barn represents a rare opportunity to acquire a real family home with many interesting and unique attributes. Rustic charm is reflected throughout with beamed ceilings, a huge barn window and a cosy wood burning stove fire. This impressive residence provides a unique home which is as perfect for entertaining as it is for intimate everyday living. Accommodation for the barn briefly comprises entrance hallway, cloaks/wc, an open plan lounge & dining room, sitting room, breakfast kitchen, utility room, four bedrooms, two en-suites and family bathroom.

The detached bungalow is ideal for co-dependents and would be perfect as a granny annex, accommodation briefly comprises entrance, a large lounge with open plan access to the kitchen, a sunroom, two bedrooms, a three piece en-suite and a bathroom. The property borders open countryside and benefits from fantastic rural views. The external areas include well-kept gardens with lawned areas and patios along with ample shared parking on the driveway.

The barn oozes character and charm and heart of the home is the main living area which has seen the floor plan remodelled to provide a fabulous open plan lounge and dining room, a simply fabulous family space which is just perfect for entertaining. This stunning room is filled with an abundance of natural light and features authentic beams and beautiful wooden flooring. The kitchen which is also of a good size offers fantastic space for cooking and eating, there are a range of fitted wall and base units with contrasting work surfaces and appliances including a range style cooker, fridge freezer, dishwasher and microwave. More intimate but equally as impressive is the sitting room which features a high vaulted ceiling, dual aspects, original beams and a cosy wood burner.

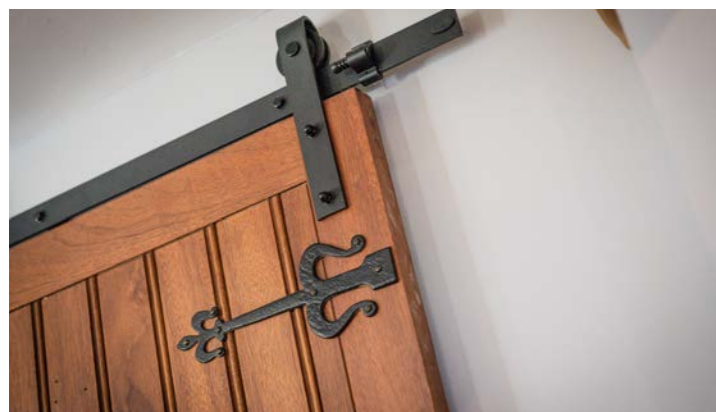
On the first floor there are four excellent bedrooms. The master provides stylish three-piece en-suite facilities comprising low level wc, vanity wash hand basin and a bath with shower over. The three further bedrooms are all ideal children's or guests bedrooms with the second bedroom also having en-suite facilities. The family bathroom has also been updated and comprises an attractive four piece suite in white with vanity wash hand basin, low level wc, a feature stand-alone claw foot bath and shower cubicle, there is also complimentary tiling to the walls.

The detached self-contained bungalow has a lovely flow of accommodation and affords magnificent views the surrounding countryside. The high-end kitchen has recently been fitted with a modern range of wall and base units, with double granite tops, ample workspace, a centre island, breakfast bar and integrated appliances including a double oven, hob, a fridge and a dishwasher. The open plan living area has a wood burning stove and a huge floor to ceiling height window that takes full advantage of the views over the surrounding green belt farmland. The master bedroom has a three piece en-suite and both the bedrooms are of a good size as is the sun room which overlooks the gardens. The bathroom, which has again been updated, has been finished to a high standard with a three piece suite in classic white comprising low level wc, vanity wash hand basin and shower cubicle. A utility room with plumbing for a washer and dryer rounds off the accommodation.

Outside there are secure gardens with lawned areas and patios just perfect for outdoor dining. Gated access gives way to a long driveway. Although in a rural location this property is perfectly positioned with easy access to the lovely market town of Ormskirk with its array of shops, wine bars and restaurants. The property is also convenient for commuters with the railway station and motorway network only a short drive.









The Bungalow

